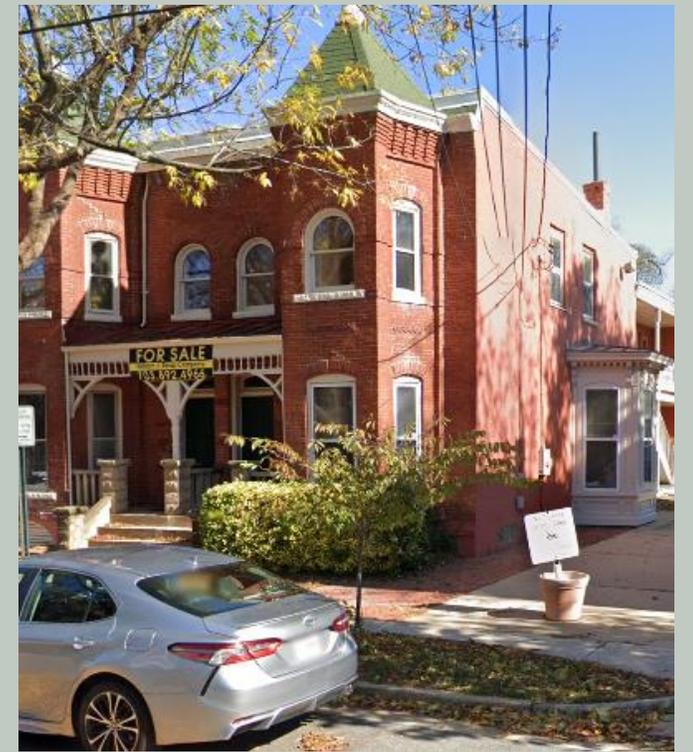


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# Auxiliary Dwellings



Zoning for Housing

Overview and Fact Sheet



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# Topic Sections

- 01 Introduction
- 02 What are they and why
- 03 Consistency in regulations
- 04 Suggested changes
- 05 Parking
- 06 What's next

# 01 Introduction

Auxiliary dwellings are not new to the City of Alexandria. They are currently known as accessory apartments and defined as residential units above existing commercial spaces.

The City is looking to make the rules consistent across zones and allow more flexibility where units can be located within the structure.





02

# What are Auxiliary Dwellings

# ***Auxiliary dwellings vs. accessory apartments.***

Auxiliary dwellings are not new. Currently, they are identified as accessory apartments. These units are allowed in all but four commercial zones in the City. They are defined as:

*One or two apartment dwelling units, located on a floor or floors above retail or commercial uses, shall be permitted as an accessory use. Such apartments shall be categorized as nonresidential for the purpose of applying the area and bulk regulations of this zone*

## **Why the Change?**

**With the adoption of Accessory Dwelling Units the definition of “accessory” changed.**

### **2-104 Accessory use.**

A use or structure which is clearly subordinate to and serves a permitted principal use; and is subordinate in area, extent and purpose to the principal structure or use served. An accessory use or structure generally occupies less than 33 percent of the principal use or structure’s gross floor area and does not change the character of the principal structure or use.

# 03

## Consistency



# Issues with Consistency

Zone	Zone Name	Code Section	Max Units	Open space	Parking
CL	Commercial Low	4-108	2	n/a	multifamily
CC	Commercial Community	4-208	2	n/a	multifamily
CSL	Commercial Service Low	4-308	2	n/a	multifamily
CG	Commercial General	4-408	2	n/a	multifamily
CD	Commercial Downtown	4-508	4	encouraged	1 per unit, distance
CD-X	Commercial Downtown Old Town North	4-608	2	n/a	multifamily
OC	Office Commercial	4-808	2	n/a	multifamily
OCM-50	Office commercial medium (50)	4-907	2	n/a	multifamily
OCM-100	Office commercial medium (100)	4-1007	2	n/a	multifamily
NR	Neighborhood Retail	n/a	n/a	n/a	n/a
CRMU-L	Commercial residential mixed use (low)	5-112	2	n/a	multifamily
CRMU-H	Commercial residential mixed use (high)	5-312	2	n/a	multifamily
CRMU-H	Commercial residential mixed use (high)	5-312	2	n/a	multifamily
CRMU-X	Commercial residential mixed use (Old Town North) zone	5-411	2	n/a	multifamily
W-1	Waterfront Mixed Use	5-513	2	n/a	multifamily
KR	King Street Urban Retail	6-704	8	encouraged	1 per unit, distance

Goal is to ensure that regulations are consistent across zones. The outliers would be the "KR" zone which allows for 8 units and is the Special and Overlay zone.

The "NR" zone does not have regulations, yet the Neighborhood Retail zone is on the same scale and planning as Mount Vernon Avenue (CL zone). The section identified as Arlandria is not currently afforded the same opportunity as the Mount Vernon Avenue CL zone.

04

## Suggested Changes



# Suggestion

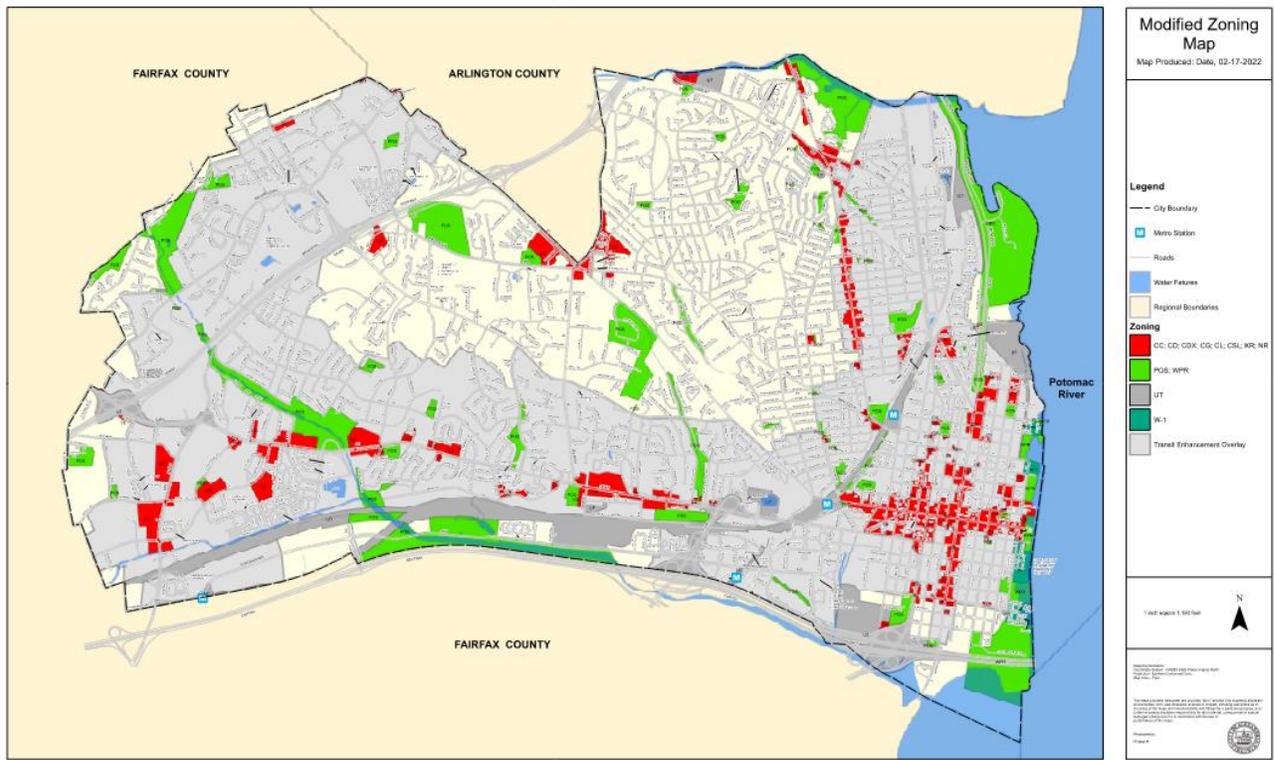
## Zone Section – Auxiliary Dwellings

- Allow Auxiliary Dwellings to be located on floors above, below, and behind retail or commercial uses
- Allow up to four Auxiliary Dwellings
- Continue to be classified as non-residential
- Ground floor Auxiliary Dwellings would be permitted only beyond the first 50 feet of a front building wall.



• 05

PARKING



- While accessory apartments are classified as non-residential uses, current regulations require accessory apartment parking to be calculated based on multi-family housing.

### Suggestion

- Auxiliary Dwellings within commercial buildings should be considered “non-residential” and all parking regulations should be based on commercial uses.
  - The Transportation Planning Division of T&ES, indicated that commercial parking regulations should be applied as units have been identified in the Zoning Ordinance as “non-residential.”

		Existing		Proposed	
Zone	Zone Name	Max Units	Parking	Max Units	Parking (within 500 feet)
CL	Commercial Low	2	multifamily	4	.25 up to .75 per 1000 sq. ft.
CC	Commercial Community	2	multifamily	4	.25 up to .75 per 1000 sq. ft.
CSL	Commercial Service Low	2	multifamily	4	.25 up to .75 per 1000 sq. ft.
CG	Commercial General	2	multifamily	4	.25 up to .75 per 1000 sq. ft.
CD	Commercial Downtown	4	1 per unit, distance	4	.25 up to .75 per 1000 sq. ft.
CD-X	Commercial Downtown (Old Town North)	2	multifamily	4	.25 up to .75 per 1000 sq. ft.
OC	Office Commercial	2	multifamily	4	.25 up to .75 per 1000 sq. ft.
OCM-50	Office commercial medium (50)	2	multifamily	4	.25 up to .75 per 1000 sq. ft.
OCM-100	Office commercial medium (100)	2	multifamily	4	.25 up to .75 per 1000 sq. ft.
NR	Neighborhood Retail	n/a	n/a	4	.25 up to .75 per 1000 sq. ft.
CRMU-L	Commercial residential mixed use (low)	2	multifamily	4	.25 up to .75 per 1000 sq. ft.
CRMU-H	Commercial residential mixed use (high)	2	multifamily	4	.25 up to .75 per 1000 sq. ft.
CRMU-H	Commercial residential mixed use (high)	2	multifamily	4	.25 up to .75 per 1000 sq. ft.
CRMU-X	Commercial residential mixed use (Old Town North)	2	multifamily	4	.25 up to .75 per 1000 sq. ft.
W-1	Waterfront Mixed Use	2	multifamily	4	.25 up to .75 per 1000 sq. ft.
KR	King Street Urban Retail	8	1 per unit, distance	8	1 per unit, distance

# 06

## What's next?

We would like to hear from you!

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